

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, SEPTEMBER 14, 2017 after 8:30 a.m.  
LOS ANGELES CITY HALL, COUNCIL CHAMBERS ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Caroline Choe, Commissioner  
Vahid Khorsand, Commissioner  
John W. Mack, Commissioner  
Samantha Millman, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1295

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 20 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [CPC@lacity.org](mailto:CPC@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible on-line at <http://planning.lacity.org>. **Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

## **GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report  
CE - Categorical Exemption

ND - Negative Declaration  
MND - Mitigated Negative Declaration

***Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300***

### **1. DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - Update on the Transit Oriented Communities Program
- B. Legal actions and issues update
- C. Other Items of Interest

### **2. COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Meeting Minutes – August 10, 2017 and August 24, 2017

### **3. NEIGHBORHOOD COUNCIL PRESENTATION:**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

### **4. GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

**PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM.** ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED **PRIOR** TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

### **5. RECONSIDERATIONS**

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **CONSENT CALENDAR**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

No items.

7. **CITYWIDE ADVISORY NOTICE – PROJECTS WITH PUBLIC BENEFITS REQUIREMENTS**

Plan Area: All  
Council Districts: All  
Last Day to Act: N/A

**REQUESTED ACTIONS:**

1. Endorse the Advisory Notice to Applicants related to Projects with Public Benefit Requirements; and
2. Instruct the Department of City Planning to provide the Advisory Notice to participants in the Transfer of Floor Area Rights (TFAR) Early Consultation Session for developing projects.

**Staff:** Luci Ibarra, Senior City Planner  
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(213) 978-1378

Patricia Diefenderfer, Senior City Planner  
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(213) 978-1170

8. **CPC-2015-1158-SN-TDR-MCUP-CUX-SPR**

CEQA: ENV-2015-1159-EIR, SCH No. 2016021013  
Plan Area: Central City  
Related Cases: CPC-2015-1160-DA

Council District: 14 –Huizar  
Last Day to Act: 09-14-17

**PUBLIC HEARING** –Completed May 24, 2017

**PROJECT SITE:** 1020 South Figueroa Street; 716-730 West Olympic Boulevard;  
1016-1060 South Figueroa Street; 607-613 West 11th Street;  
1041-1061 South Flower Street

**PROPOSED PROJECT:**

Demolition of the existing Luxe City Center Hotel and surrounding surface parking lots and the construction of a mixed-use project consisting of 936,712 square feet and a maximum height of 540 feet. The project will include a total of 300 hotel rooms, 435 residential units, and 58,959 square feet of commercial uses within two towers (Residential Tower and Hotel Tower) and a podium structure. The project will be built in two phases. Phase 1 will include construction of the new hotel with its podium, commercial uses, and terraces. Phase 2 will start after the completion of Phase 1 and will include the demolition of the existing hotel and the construction of the residential tower, retail uses, and podium terraces.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified 1020 S. Figueroa Street EIR, No. ENV-2015-1159-EIR and Erratas, SCH No. 2016021013 certified on August 18, 2017; and no subsequent EIR or addendum is required for approval of the project; and pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;

2. Pursuant to Section 12.32-S of the Los Angeles Municipal Code (LAMC), a Supplemental Use District to permit a sign district for the site;
3. Pursuant to LAMC Section 14.5.6, a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (City owned donor site) located at 1201 South Figueroa Street, to the subject site, to allow a floor area ratio (FAR) of up to 8.03 and 936,712 square feet in lieu of 6:1 FAR and 699,960 square feet;
4. Pursuant to LAMC Section 12.24-W, 1 a Master Conditional Use to permit the sales of a full line of alcoholic beverages within the following:
  - a. On-site sales, dispensing, and consumption for 25 portable units within the hotel;
  - b. On-site sales, dispensing, and consumption for the mini-bars within each hotel room;
  - c. On-site sales, dispensing, and consumption for five restaurants/bars within the hotel;
  - d. On-site sales, dispensing, and consumption for 15 restaurants/bars within the commercial area; and
  - e. Off-site sales for 3 retail establishments within the project site;
5. Pursuant to LAMC Section 12.24-W, 18, a Master Conditional Use to permit public dancing and live entertainment within 20 establishments; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area.

**Applicant:** Jia Yuan USA Co., Inc  
 Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP; and Jerry Neuman, Liner, LLP

**Staff:** Christina Toy-Lee, City Planner  
[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)  
 (213) 473-9723

9. [CPC-2015-1160-DA](#)  
 CEQA: ENV-2015-1159-EIR, SCH No. 2016021013  
 Plan Area: Central City  
 Related Cases: CPC-2015-1158-SN-TDR-MCUP-CUX-SPR

Council District: 14 – Huizar  
 Last Day to Act: 09-14-17

**PUBLIC HEARING** – Completed May 24, 2017

**PROJECT SITE:** 1020 South Figueroa Street; 716-730 West Olympic Boulevard;  
 1016-1060 South Figueroa Street; 607-613 West 11th Street;  
 1041-1061 South Flower Street

**PROPOSED PROJECT:**

Consideration of a Development Agreement for an extended term of the entitlements in exchange for the provision of public benefits.

**REQUESTED ACTION:**

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified 1020S. Figueroa Street Project EIR No. ENV-2015-1159-EIR, SCH No. 2016021013 certified on August 18, 2017; and no subsequent EIR or addendum is required for approval of the project; and
2. Pursuant to California Code Sections 65865-65869.5 a Development Agreement between the Developer and the City of Los Angeles.

**Applicant:** Jia Yuan USA Co., Inc  
Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP; and Jerry Neuman, Liner, LLP

**Staff:** Christina Toy-Lee, City Planner  
[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)  
(213) 473-9723

10. [VTT-74444-1A](#)  
CEQA: ENV-2016-3685-MND  
Plan Area: Central City  
Related Case: CPC-2016-3683-GPA-VZC-HD-SPR

Council District: 14 – Huizar  
Last Day to Act: 09-20-17

**PUBLIC HEARING** – Completed July 19, 2017

**PROJECT SITE:** 212-230 East 7<sup>th</sup> Street; 701-739 South Maple Avenue

**PROPOSED PROJECT:**

Merger and re-subdivision of the site and excess right-of-way along Maple Avenue into a single ground lot and twelve air space lots for the construction of a 33-story, 370-foot in height mixed-use building with 28 stories of residential uses above a five-story parking and commercial podium with one level of subterranean parking.

**APPEAL:**

An appeal of the Deputy Advisory Agency's determination to approve the merger and re-subdivision of the site and excess right-of-way along Maple Avenue into a single ground lot and twelve air space lots and a haul route for the export of 32,000 cubic yards of dirt for the project and of the Mitigated Negative Declaration ENV-2016-3685-MND ("Mitigated Negative Declaration"), mitigation measures and Mitigation Monitoring Program adopted for the project.

**Applicant:** Darrin Olson, Fashion District Residences, LLC  
Representative: Alex Irvine, Craig Lawson & Company, LLC

**Appellants:** Pete White, Los Angeles Community Action Network  
Alice Callahan, Las Familias del Pueblo  
Representative: Eric Ares, Los Angeles Community Action Network

**Staff:** Courtney Shum, City Planner  
[courtney.shum@lacity.org](mailto:courtney.shum@lacity.org)  
(213) 978-1916

11. [CPC-2016-3683-GPA-VZC-HD-SPR](#)  
CEQA: ENV-2016-3685-MND  
Plan Area: Central City  
Related Case: VTT-74444-1A

Council District: 14 – Huizar  
Last Day to Act: 10-02-17

**PUBLIC HEARING** – Completed July 19, 2017

**PROJECT SITE:** 212-230 East 7<sup>th</sup> Street; 701-739 South Maple Avenue

**PROPOSED PROJECT:**

The project involves the removal of a surface parking lot and the new construction, use, and maintenance of a 33-story, 370-foot high, 437,886 square-foot, mixed-use building with one level of subterranean parking. The total proposed Floor Area Ratio (FAR) is 5.97 to 1. The project is comprised of a 28-story tower containing residential uses above a five-story parking and commercial podium. The residential component includes approximately 424,283 square feet of floor area and up to 452 residential dwelling units, including 19 joint live-work units and 11 percent of the total dwelling units set aside for Very Low Income households. The commercial component consists of approximately 13,603 square feet of floor area at the ground level. A total of 534 parking spaces will be provided within the basement level and first five levels above grade.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-3685-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Central City Community Plan to:
  - a. Re-designate the subject property from Light Industrial to Community Commercial;
  - b. Remove Footnote No. 2 from the subject property to allow Height District No. 2 on the site in lieu of the underlying Height District No. 2D;
3. Pursuant to City Charter Section 558, LAMC Section 12.32-F, and Section 12-32-Q of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change and Height District Change from M2-2D (Manufacturing Zone with a maximum 3:1 FAR) to C2-2 (Commercial Zone with a maximum 6:1 FAR); and
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units.

**Applicant:** Darrin Olson, Fashion District Residences, LLC  
 Representative: Alex Irvine, Craig Lawson & Company, LLC

**Staff:** Courtney Shum, City Planner  
[courtney.shum@lacity.org](mailto:courtney.shum@lacity.org)  
 (213) 978-1916

12. **VTT-74581-CN-1A**

CEQA: ENV-2016-3656-MND  
 Plan Area: Central City North

Council District: 14 – Huizar  
 Last Day to Act: 09-29-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 400 South Alameda Street; 400-416 South Alameda Street;  
 407-417 South Seaton Street

**PROPOSED PROJECT:**

The conversion of an existing 44,600 square foot manufacturing warehouse into a 66-guest room boutique hotel, including an approximately 3,800 square foot restaurant, approximately 840 square feet of specialty retail, and an approximately 890 square foot screening room. The hotel will also include a rooftop pool deck with bar/lounge.

**APPEAL:**

Appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract for the merger and subdivision of airspace lots for condominium purposes and appeal of the Mitigated

Negative Declaration, ENV-2016-3656-MND, mitigation measures and Mitigation Monitoring Program for the project.

**Applicant:** Tyler Stonebreaker, Habita Arts District, LLC  
Representative: Alfred Fraijo, Sheppard, Mullin, Richter & Hampton, LLP

**Appellants:** Natalie Schuman  
Representative: Gideon Kracov, Law Office of Gideon Kracov

**Staff:** Jordann Turner, City Planner  
[jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
(213) 978-1365

13. [\*\*CPC-2016-3655-GPA-ZC-HD-CUB-SPR\*\*](#)  
CEQA: ENV-2016-3656-MND  
Plan Area: Central City North

Council District: 14 – Huizar  
Last Day to Act: 08-29-17

### **LIMITED PUBLIC HEARING**

**PROJECT SITE:** 400 South Alameda Street; 400-416 South Alameda Street;  
407-417 South Seaton Street

### **PROPOSED PROJECT:**

The conversion of an existing 44,600 square foot manufacturing warehouse into a 66-guest room boutique hotel, including an approximately 3,800 square foot restaurant, approximately 840 square feet of specialty retail, and an approximately 890 square foot screening room. The hotel will also include a rooftop pool deck with bar/lounge.

### **REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-3656-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to amend the Central City North Community Plan to change the site’s land use designation from Heavy Manufacturing to Community Commercial;
3. Pursuant to City Charter Section 558 and Section 12.32-F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change to change the zone designation from M3-1-RIO to C2-2-RIO;
4. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit to allow the on-site sales and consumption of a full line of alcoholic beverages throughout the premises, including, but not limited the following locations:
  - a. An approximately 3,800 square-foot ground floor restaurant and bar,
  - b. A ground floor lounge area,
  - c. A rooftop bar with outdoor seating and lounge area, and
  - d. Controlled-access liquor cabinets (“mini bars”) located inside guest rooms;
5. Pursuant to LAMC Section 12.28-A, a Zoning Administrator’s Adjustment to permit a zero-foot side yard setback in lieu of the required 7 feet required by LAMC Section 12.11-C,3; and
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of 50 or more guest rooms.



**Applicant:** Tyler Stonebreaker, Habita Arts District, LLC  
Representative: Alfred Fraijo, Sheppard, Mullin, Richter & Hampton, LLP

**Staff:** Jordann Turner, City Planner  
[jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
(213) 978-1365

\*\*\*THE FOLLOWING ITEM WILL BE CONSIDERED AFTER 11:00 a.m.\*\*\*

14. [CPC-2017-2260-CA](#)  
CEQA: ENV-2017-2261-ND; ENV-2017-3361-SE  
Plan Areas: All

Council Districts: All  
Last Day to Act: N/A

**PUBLIC HEARING** – Completed June 29, 2017

**PROJECT SITE:** Citywide

**PROPOSED PROJECT:**

An amendment to the Los Angeles Municipal Code establishing location restrictions for commercial cannabis activity consistent with Measure M adopted by Los Angeles City voters on March 7, 2017.

**REQUESTED ACTIONS:**

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Negative Declaration No. ENV-2017-2261-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment;
2. Determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis that the project will adopt ordinances, rules and/or regulations, that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City of Los Angeles.
3. Recommend that the City Council adopt the proposed Ordinance;
4. Adopt the staff report as the Commission's report on the subject; and
5. Adopt the Findings.

**Staff:** Niall Huffman, City Planning Associate  
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(213) 978-3405



The next scheduled regular meeting of the City Planning Commission will be held on:

**Thursday, September 28, 2017**

Van Nuys City Hall  
City Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).